

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6902

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DEAN

SECONDED BY: MR. FITZGERALD

ON THE 3 DAY OF FEBRUARY , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF HIGHWAY 1085 AND SOUTH AND WEST OF BRICKER ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 160.44 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PBC-1 (PLANNED BUSINESS CAMPUS) AND A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN PBC-1 (PLANNED BUSINESS CAMPUS), A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT), AND PUD (PLANNED UNIT DEVELOPMENT DISTRICT) (WARD 1, DISTRICT 1) (2021-2274-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2274-ZC, has recommended Denial to the Council of the Parish of St. Tammany Louisiana, that the zoning classification of the above referenced area remains PBC-1 (Planned Business Campus) and A-4 (Single-Family Residential District); and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

WHEREAS, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as PBC-1 (Planned Business Campus), A-4 (Single-Family Residential District) and PUD (Planned Unit Development District) see Exhibit "A" for complete boundaries.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present PBC-1 (Planned Business Campus) and A-4 (Single-Family Residential District) to an PBC-1 (Planned Business Campus), A-4 (Single-Family Residential District) and PUD (Planned Unit Development District).

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 3 DAY OF MARCH, 2022; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: _____, 2022

Published Adoption: _____, 2022

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____

EXHIBIT "A"

2021-2274-ZC

A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN SECTION 46, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 46, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA, RUN SOUTH 89 DEGREES 23 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 3897.31 FEET TO A POINT; THENCE RUN NORTH 32 DEGREES 27 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 1158.09 FEET TO A POINT; THENCE CONTINUE NORTH 32 DEGREES 27 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 1157.70 FEET TO A POINT; THENCE RUN NORTH 32 DEGREES 36 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 99.76 FEET TO A POINT; THENCE RUN NORTH 36 DEGREES 25 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 91.72 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING, RUN NORTH 36 DEGREES 25 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 110.35 FEET TO A POINT; THENCE RUN NORTH 84 DEGREES 38 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 397.09 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 22 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 385.40 FEET TO A POINT; THENCE RUN NORTH 02 DEGREES 26 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 568.52 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTER CLOCKWISE & NONTANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 960.00 FEET, AN ARC LENGTH OF 395.45 FEET, A CHORD BEARING OF SOUTH 78 DEGREES 14 MINUTES 17 SECONDS WEST AND A CHORD LENGTH OF 392.66 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN SOUTH 66 DEGREES 26 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 274.65 FEET TO A POINT; THENCE RUN NORTH 35 DEGREES 26 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 1049.27 FEET TO A POINT; THENCE RUN NORTH 80 DEGREES 16 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 2118.07 FEET TO A POINT; THENCE RUN SOUTH 79 DEGREES 55 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 2924.73 FEET TO A POINT; THENCE RUN NORTH 84 DEGREES 50 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 205.77 FEET TO A POINT; THENCE RUN SOUTH 49 DEGREES 39 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 1859.43 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & NONTANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 1269.27 FEET, AN ARC LENGTH OF 338.05 FEET, A CHORD BEARING OF SOUTH 42 DEGREES 08 MINUTES 00 SECONDS WEST AND A CHORD LENGTH OF 337.05 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN SOUTH 34 DEGREES 28 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 294.86 FEET TO A POINT; THENCE RUN NORTH 65 DEGREES 43 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 56.11 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 43 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 52.86 FEET TO A POINT; THENCE RUN SOUTH 46 DEGREES 41 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 109.69 FEET TO A POINT; THENCE RUN NORTH 56 DEGREES 27 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 120.68 FEET TO A POINT; THENCE RUN SOUTH 59 DEGREES 03 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 136.28 FEET TO A POINT; THENCE RUN NORTH 35 DEGREES 23 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 36.18 FEET TO A POINT; THENCE RUN NORTH 43 DEGREES 46 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 61.46 FEET TO A POINT; THENCE RUN NORTH 36 DEGREES 29 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 120.02 FEET TO A POINT; THENCE RUN SOUTH 75 DEGREES 24 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 37.51 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 57 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 49.20 FEET TO A POINT; THENCE RUN NORTH 67 DEGREES 45 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 86.62 FEET TO A POINT; THENCE RUN NORTH 33 DEGREES 59 MINUTES 19 SECONDS WEST FOR A DISTANCE 87.21 FEET TO A POINT; THENCE RUN NORTH 81 DEGREES 19 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 82.70 FEET TO A POINT; THENCE RUN SOUTH 19 DEGREES 54 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 45.29 FEET TO A POINT; THENCE RUN SOUTH 46 DEGREES 47 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 104.10 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 01 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 88.33 FEET TO A POINT; THENCE RUN SOUTH 81 DEGREES 25 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 53.93 FEET TO A POINT; THENCE RUN NORTH 71 DEGREES 00 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 98.48 FEET TO A POINT; THENCE RUN SOUTH 16 DEGREES 17 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 98.36 FEET TO A POINT; THENCE RUN SOUTH 64 DEGREES 19 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 60.59 FEET TO A POINT; THENCE RUN SOUTH 18 DEGREES 46 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 49.34 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 55 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 65.13 FEET TO A POINT; THENCE RUN SOUTH 58 DEGREES 13 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 78.36 FEET TO A POINT; THENCE RUN NORTH 25 DEGREES 24 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 53.51 FEET TO A POINT; THENCE RUN NORTH 41 DEGREES 51 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 138.32 FEET TO A POINT; THENCE RUN SOUTH 15 DEGREES 08 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 84.43 FEET TO A POINT; THENCE RUN SOUTH 20 DEGREES 05 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 63.01 FEET TO A POINT; THENCE RUN SOUTH 70 DEGREES 41 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 66.85 FEET TO A POINT; THENCE RUN NORTH 11 DEGREES 37 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 69.59 FEET TO A POINT; THENCE RUN NORTH 68 DEGREES 07 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 40.06 FEET TO A POINT; THENCE RUN NORTH 77 DEGREES 54 MINUTES 04 SECONDS WEST FOR A DISTANCE OF

2021-2274-ZC Cont'd

65.82 FEET TO A POINT; THENCE RUN SOUTH 57 DEGREES 25 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 35.00 FEET TO A POINT; THENCE RUN NORTH 85 DEGREES 37 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 31.70 FEET TO A POINT; THENCE RUN NORTH 47 DEGREES 58 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 51.62 FEET TO A POINT; THENCE RUN NORTH 07 DEGREES 55 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 23.25 FEET TO A POINT; THENCE RUN NORTH 52 DEGREES 52 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 66.23 FEET TO A POINT; THENCE RUN NORTH 08 DEGREES 41 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 35.09 FEET TO A POINT; THENCE RUN NORTH 61 DEGREES 55 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 57.23 FEET TO A POINT; THENCE RUN SOUTH 35 DEGREES 54 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 21.76 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 32 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 2745 FEET TO A POINT; THENCE RUN NORTH 62 DEGREES 11 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 110.99 FEET TO A POINT; THENCE RUN SOUTH 41 DEGREES 38 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 81.21 FEET TO A POINT; THENCE RUN NORTH 16 DEGREES 26 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 53.67 FEET TO A POINT; THENCE RUN NORTH 53 DEGREES 21 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 62.18 FEET TO A POINT; THENCE RUN SOUTH 40 DEGREES 30 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 76.85 FEET TO A POINT; THENCE RUN SOUTH 11 DEGREES 42 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 37.53 FEET TO A POINT; THENCE RUN NORTH 80 DEGREES 37 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 73.75 FEET TO A POINT; THENCE RUN SOUTH 46 DEGREES 14 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 45.35 FEET TO A POINT; THENCE RUN NORTH 87 DEGREES 11 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 9.46 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 11 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 49.34 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 45 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 41.62 FEET TO A POINT; THENCE RUN NORTH 72 DEGREES 12 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 22.51 FEET TO A POINT; THENCE RUN NORTH 21 DEGREES 53 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 30.40 FEET TO A POINT; THENCE RUN SOUTH 86 DEGREES 54 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 72.66 FEET TO A POINT; THENCE RUN NORTH 53 DEGREES 24 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 57.63 FEET TO A POINT; THENCE RUN SOUTH 45 DEGREES 08 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 49.05 FEET TO A POINT; THENCE RUN NORTH 15 DEGREES 10 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 44.70 FEET TO A POINT; THENCE RUN NORTH 65 DEGREES 58 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 31.60 FEET TO A POINT; THENCE RUN NORTH 43 DEGREES 02 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 126.03 FEET TO A POINT; THENCE RUN SOUTH 46 DEGREES 58 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 48.46 FEET TO A POINT; THENCE RUN NORTH 29 DEGREES 09 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 20.95 FEET TO A POINT; THENCE RUN NORTH 69 DEGREES 00 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 23.64 FEET TO A POINT; THENCE RUN SOUTH 74 DEGREES 54 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 18.07 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 49 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 37.98 FEET TO A POINT; THENCE RUN SOUTH 87 DEGREES 51 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 32.25 FEET TO A POINT; THENCE RUN NORTH 10 DEGREES 32 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 104.84 FEET TO A POINT; THENCE RUN SOUTH 52 DEGREES 13 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 80.86 FEET TO A POINT; THENCE RUN SOUTH 86 DEGREES 24 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 41.44 FEET TO A POINT; THENCE RUN NORTH 36 DEGREES 53 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 27.46 FEET TO A POINT; THENCE RUN NORTH 22 DEGREES 18 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 66.90 FEET TO A POINT; THENCE RUN NORTH 69 DEGREES 31 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 31.96 FEET TO A POINT; THENCE RUN SOUTH 83 DEGREES 44 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 99.51 FEET TO A POINT; THENCE RUN SOUTH 33 DEGREES 42 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 35.94 FEET TO A POINT; THENCE RUN SOUTH 15 DEGREES 56 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 46.38 FEET TO A POINT; THENCE RUN SOUTH 83 DEGREES 38 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 27.28 FEET TO A POINT; THENCE RUN NORTH 45 DEGREES 23 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 133.62 FEET TO A POINT; THENCE RUN SOUTH 77 DEGREES 13 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 27.44 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 160.44 ACRES MORE OR LESS

Case No.: 2021-2274-ZC

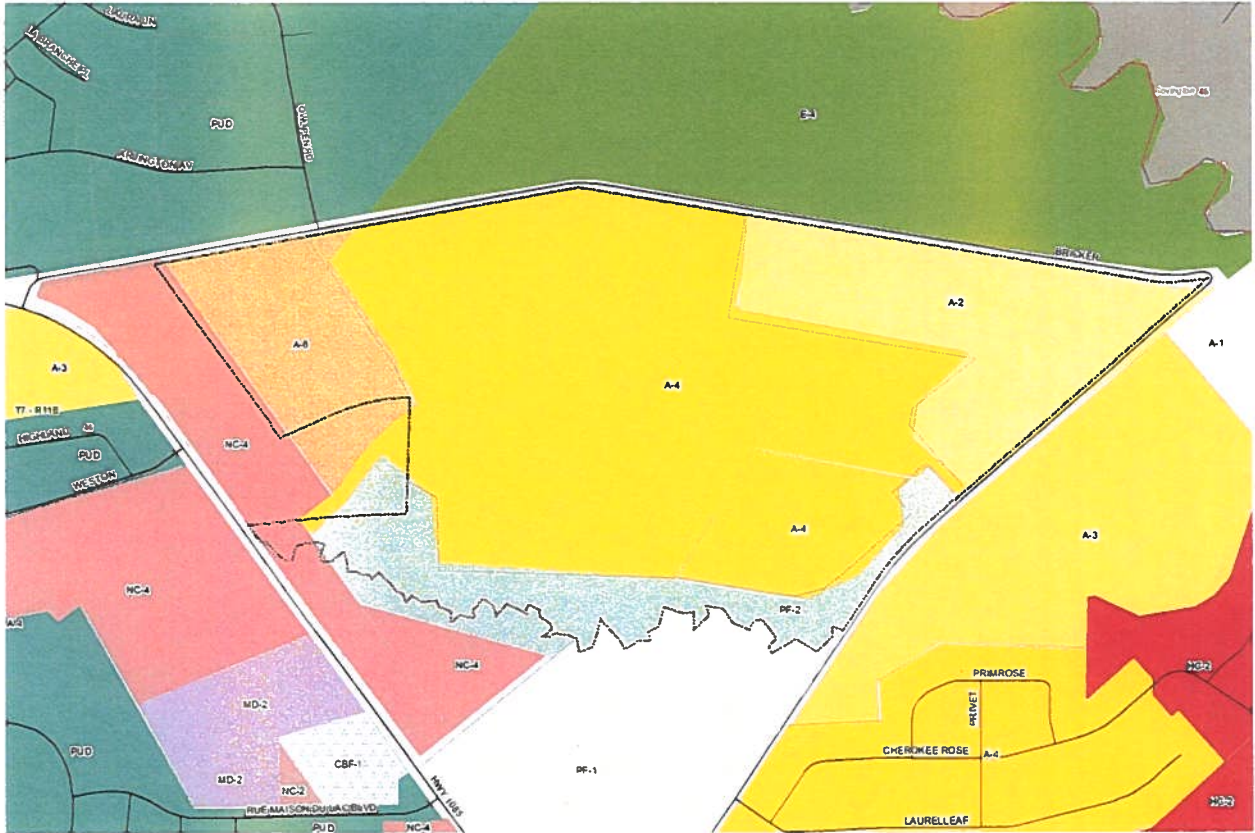
PETITIONER: All State Financial Company

OWNER: All State Financial Company

REQUESTED CHANGE: From PBC-1 Planned Business Campus and A-4 Single-Family Residential District to PBC-1 Planned Business Campus, A-4 Single-Family Residential District, and PUD Planned Unit Development District

LOCATION: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

SIZE: 160.44 acres





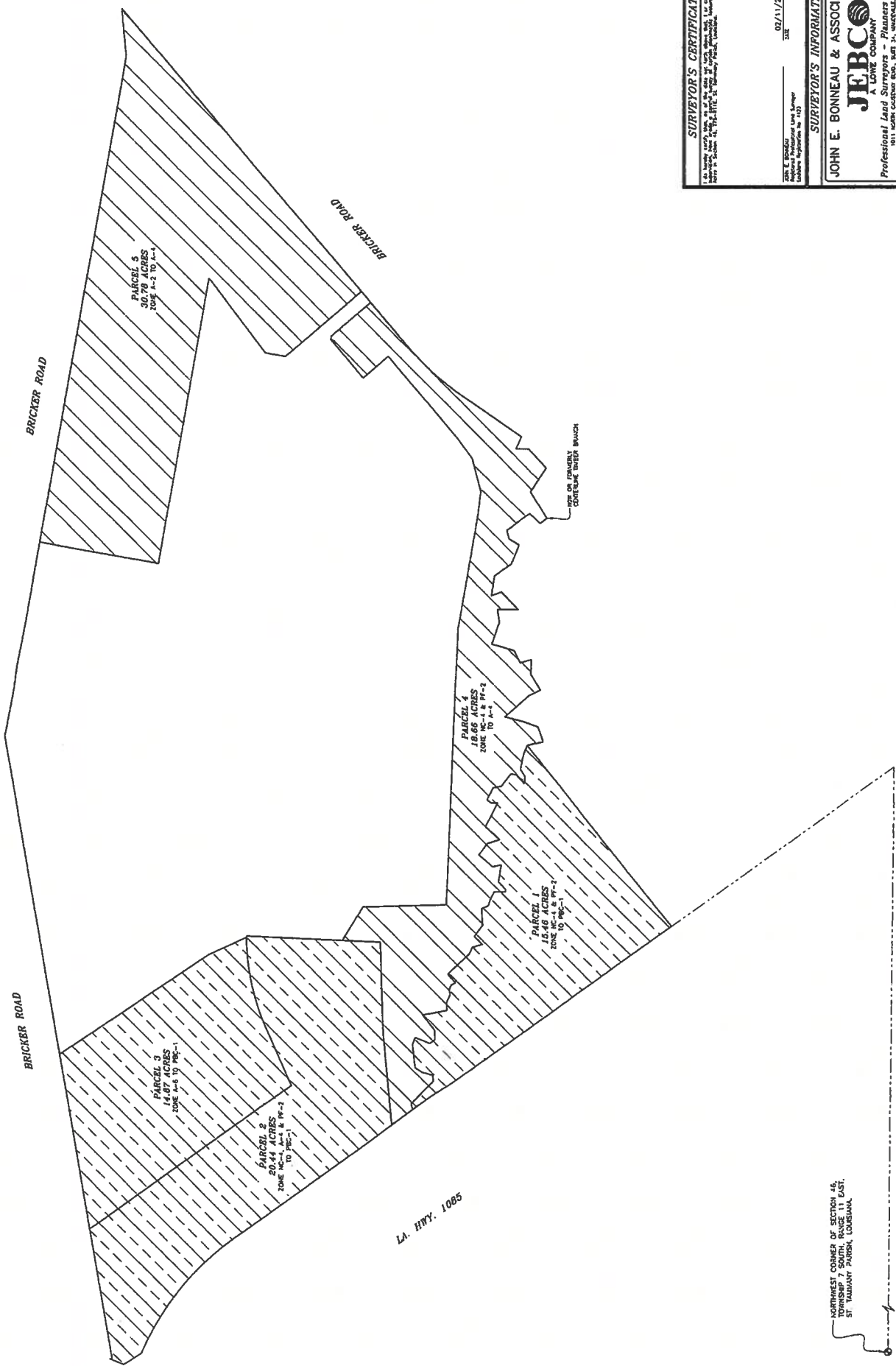
COUNTY DT SPH
 DATE 02/11/21
 REVISION DATE

CHECKED JEB
 SCALE 1" = 200'
 SURVEY # B1-14005

ALL STATE FINANCIAL
 A REZONING MAP OF 196.37 ACRES
 SITUATED IN SECTION 46, T7S-R11E,
 ST. TAMMANY PARISH, LOUISIANA.

SHEET NUMBER
 1 OF 1

2021-2274-ZC



SURVEYOR'S CERTIFICATION

I, JOHN E. BONNEAU, being duly sworn, depose and say that I am a duly Licensed Professional Land Surveyor in the State of Louisiana, License No. 4223, and that I am the author of the foregoing map, and that the same is a true and correct copy of the original map as shown to me by the client.

DATE: 02/11/21

SURVEYOR'S INFORMATION

JOHN E. BONNEAU & ASSOCIATES, INC.
JEBCO
 A LOWE COMPANY

Professional Land Surveyors - Planners - Consultants
 (504) 835-0175, (504) 835-8111, FAX (504) 835-8178
 www.jebco.com

NORTHWEST CORNER OF SECTION 46,
 TOWNSHIP 7 SOUTH, RANGE 11 EAST,
 ST. TAMMANY PARISH, LOUISIANA.

LA. HWY. 1065

BRICKER ROAD

BRICKER ROAD

BRICKER ROAD



THE SURVEYOR'S CERTIFICATION IS LIMITED TO THE ACCURACY OF THE SURVEY DATA PROVIDED TO HIM BY THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE SURVEYING SERVICES PROVIDED BY HIM.

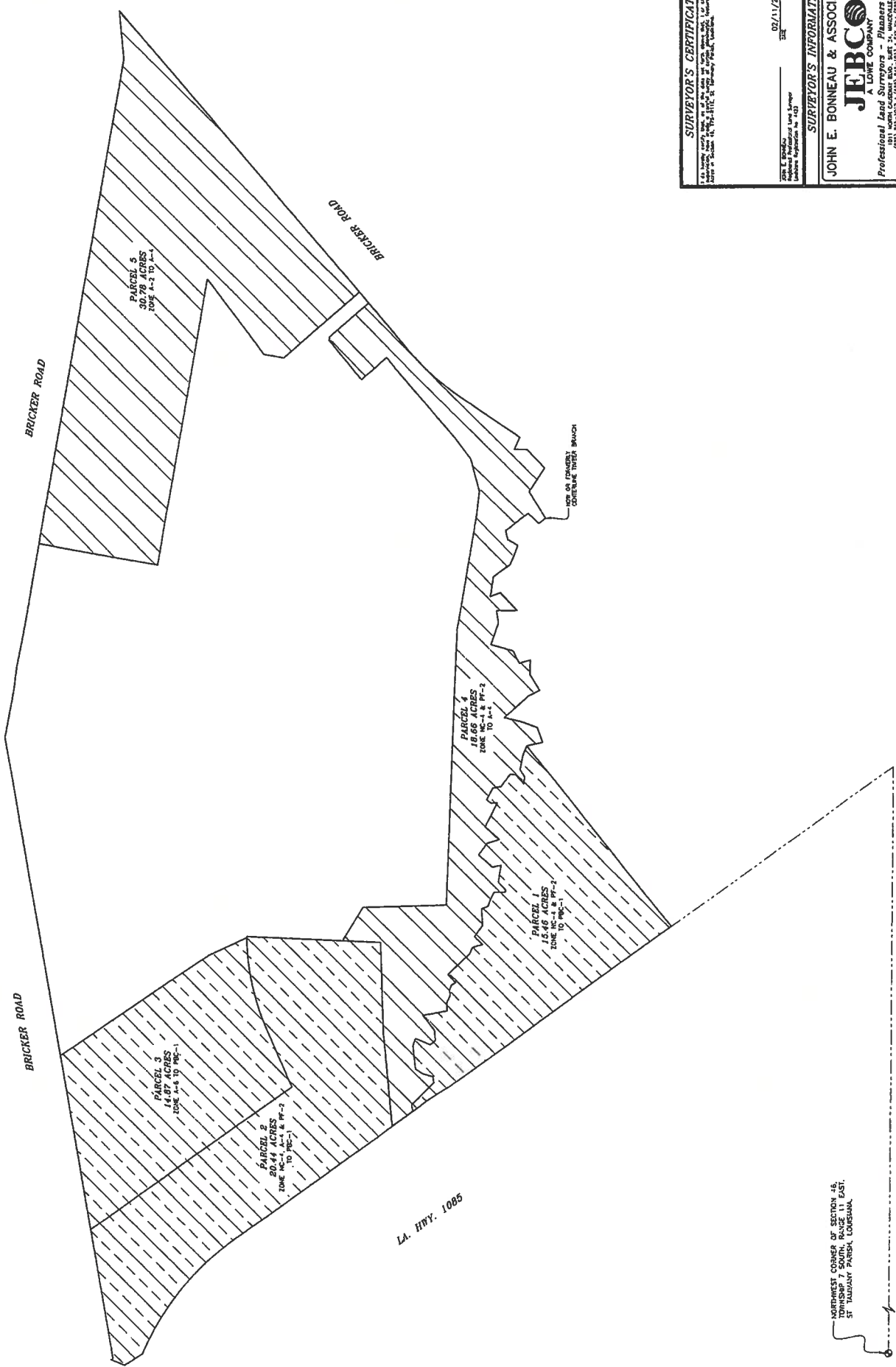
DATE	02/11/21
REVISION	DATE
CHECKED	EB
SCALE	1" = 200'
SURVEY #	21-140092

Property: A REZONING MAP OF 196.37 ACRES SITUATED IN SECTION 46, T7S-R11E, ST. TAMMANY PARISH, LOUISIANA.

Survey for: ALL STATE FINANCIAL

SHEET NUMBER
1 OF 1

2021-2274-ZC



SURVEYOR'S CERTIFICATION

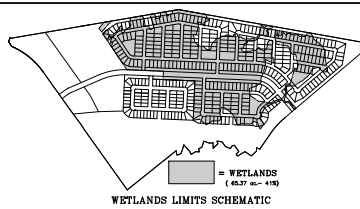
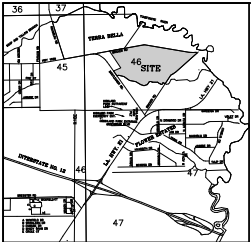
I, JOHN E. BONNEAU, being duly sworn, do hereby certify that I am a duly Licensed Professional Land Surveyor in the State of Louisiana, License No. 140092, and that I have personally supervised the making of this survey, and that the same is a true and correct representation of the facts as shown on the ground.

JOHN E. BONNEAU
Professional Land Surveyor
License No. 140092

02/11/21

SURVEYOR'S INFORMATION

JOHN E. BONNEAU & ASSOCIATES, INC.
A LONE COMPANY
Professional Land Surveyors & Planners - Consultants
10000 LAKEVIEW BLVD., SUITE 100, METairie, LA 70002
(504) 885-0100 • (504) 885-0101 • Fax: (504) 885-0178
www.jebco.com



VIEUX CARRE
SECTION 46, T-7-S, R-11-E
ST. TAMMANY PARISH, LA.

- NOTES:
1. TOPOGRAPHIC LINES DEPICTED HEREON ARE AS PER SECTION 10-12-14, REVISED (MAY 2005)
 2. WATER AND SEWER SERVICES PROVIDED OFFSITE BY THE CITY OF MONROE.
 3. THE PROPERTY IS LOCATED IN FLOOD ZONES A & C.
 4. MINIMUM COVER OF 20% SHALL BE MAINTAINED AT ALL TIMES AND CONSTRUCTION SHALL BE MEASURED FROM THE EXISTING SURFACE.
 5. EXISTING WETLANDS SHALL BE RESTORED TO BE LOCATED WITHIN THE DEVELOPMENT AREA.
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 10. EXISTING WETLANDS SHALL BE RESTORED TO BE LOCATED WITHIN THE DEVELOPMENT AREA.

- (AS PER SECTION 10-12-14, REVISED (MAY 2005))
1. NO OCCUPANCY SHALL BE PERMITTED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERATIONAL. CONNECTIONS TO A SEWERAGE SYSTEM SHALL BE MADE BY THE PROPERTY OWNER. SEWERAGE SHALL BE PROVIDED BY THE CITY OF MONROE. CONNECTIONS TO A WATER SYSTEM SHALL BE MADE BY THE PROPERTY OWNER. WATER SHALL BE PROVIDED BY THE CITY OF MONROE.
 2. EXISTING WETLANDS SHALL BE RESTORED TO BE LOCATED WITHIN THE DEVELOPMENT AREA.
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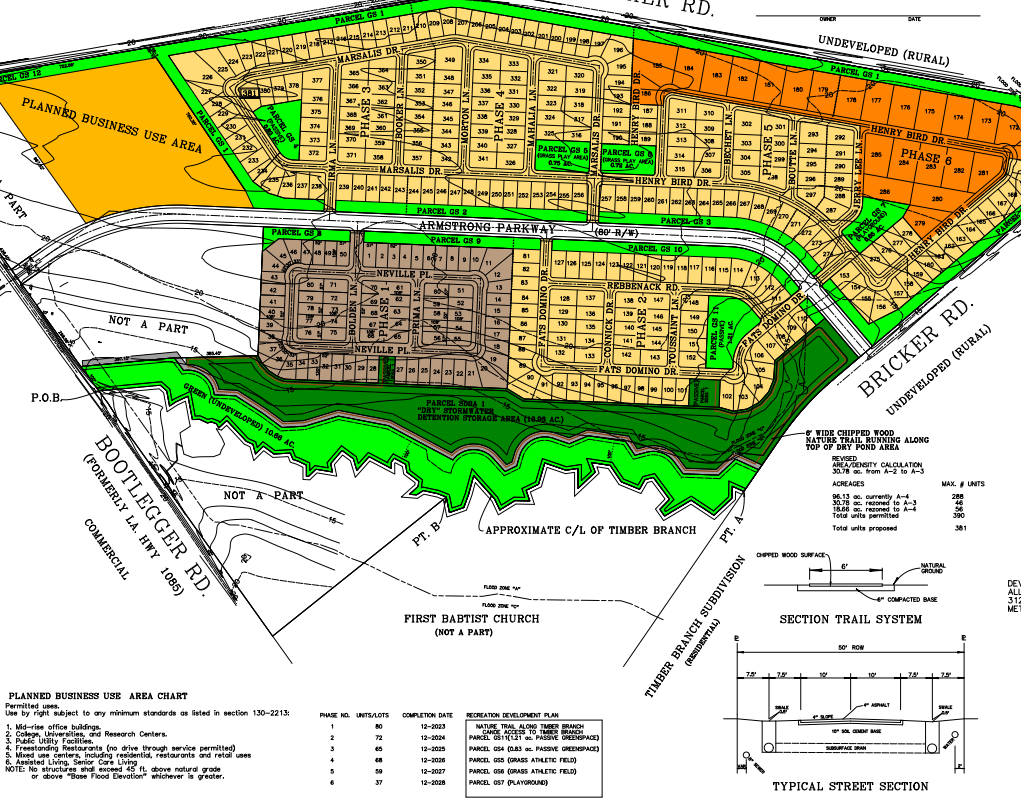
VICINITY MAP
TERRA BELLA
(P.U.D.)

PLANNED BUSINESS USE AREA CHART

Use by right subject to any minimum standards as listed in section 130-2213:

1. Medium office buildings.
2. College, University, and Research Centers.
3. Public Utility Facilities.
4. Freestanding Restaurants (no drive through service permitted).
5. Mixed use centers, including residential, restaurants and retail uses.
6. Assisted Living, Senior Care Living.

NOTE: No structures shall exceed 45 ft. above natural grade or above "Base Flood Elevation" whichever is greater.



160.44 ac. TOTAL DEVELOPED AREA

RESIDENTIAL AREA = 94.2 ac. (58.7%)

PLANNED BUSINESS USE = 11.33 ac. (7.1%)

GREENSPACE/RECREATION ACTIVE RECREATION

1. PLAYGROUND & ATHLETIC FIELDS = 2.32 ac. (1.4%)
2. NATURE TRAIL & WATER ACCESS = 10.66 ac. (6.6%)

PASSIVE RECREATION

1. NEIGHBORHOOD PARKS = 2.04 ac. (1.3%)
2. S.D.S.A. (OPEN) PARKS = 16.96 ac. (10.6%)
3. LINEAR TREE BUFFERS = 15.91 ac. (9.9%)

TOTAL GREENSPACE AREA = 40.11 ac. (25%)

RECORDED MINIMUM = 47.89 ac. (29.8%)

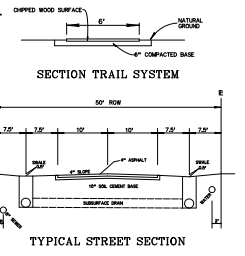
DEVELOPER: ALL STATE FINANCIAL CO. 312 VETERANS BLVD. SUITE 201 METAIRIE, LA. 70005

KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA 70155

P.U.D. CONCEPTUAL PLAN AND TENTATIVE SUBDIVISION PLAN

VIEUX CARRE SECTION 46, T-7-S, R-11-E ST. TAMMANY PARISH, LA.

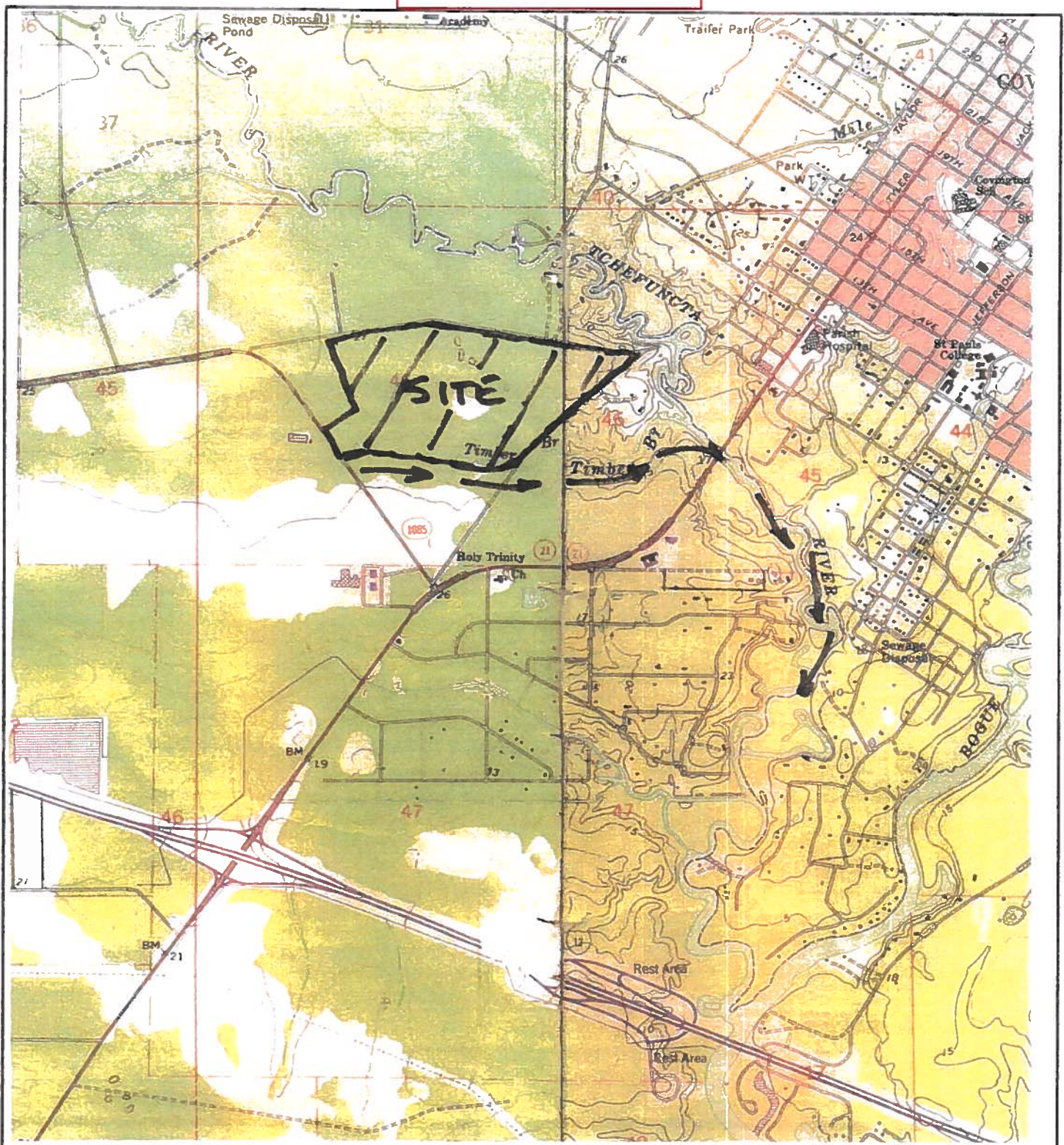
NO.	DATE	DESCRIPTION	BY	CHK.
01-23-21	01-23-21	PRELIMINARY PLAN	JM	JM
02-19-21	02-19-21	CONCEPTUAL PLAN	JM	JM
03-11-21	03-11-21	CONCEPTUAL PLAN	JM	JM
04-15-21	04-15-21	CONCEPTUAL PLAN	JM	JM
05-19-21	05-19-21	CONCEPTUAL PLAN	JM	JM
06-15-21	06-15-21	CONCEPTUAL PLAN	JM	JM
07-15-21	07-15-21	CONCEPTUAL PLAN	JM	JM
08-15-21	08-15-21	CONCEPTUAL PLAN	JM	JM
09-15-21	09-15-21	CONCEPTUAL PLAN	JM	JM
10-15-21	10-15-21	CONCEPTUAL PLAN	JM	JM
11-15-21	11-15-21	CONCEPTUAL PLAN	JM	JM
12-15-21	12-15-21	CONCEPTUAL PLAN	JM	JM



RECREATION DEVELOPMENT PLAN

PHASE	NO. UNITS/LOTS	COMPLETION DATE	RECREATION DEVELOPMENT PLAN
1	80	12-2023	NATURE TRAIL, NEIGHBORHOOD PARKS, LINEAR TREE BUFFERS
2	72	12-2024	PLAYGROUND & ATHLETIC FIELDS
3	65	12-2025	PASSIVE GREENSPACE
4	68	12-2026	BRASS ATHLETIC FIELDS
5	58	12-2027	BRASS ATHLETIC FIELDS
6	37	12-2028	PLAYGROUND

2021-2274-ZC



TIMBER BRANCH
TO
TCHFUNCTE RIVER

ULTIMATE DISPOSAL MAP	
SCALE: N.T.S.	DATE: 2-11-21
DRAWN:	JOB NO.:
REVISED:	

2021-2274-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: ALL STATE FINANCIAL CO.

Developer's Address: 312 VETERANS BLD SUITE 201 METAIRIE LA 70005
Street City State Zip Code

Developer's Phone No. (504) 834-5511
(Business) (Cell)

Subdivision Name: _____

Number of Acres in Development: 162.17 Number of Lots/Parcels in Development: 415 / 1

Ultimate Disposal of Surface Drainage: TIMBER BRANCH B TCHAFUNCTE RIVER

Water Surface Runoff Mitigation Proposed: NONE

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: Community Individual
- Type of Water System Proposed: Community Individual
- Type of Streets and/or Roads Proposed: Concrete Asphalt Aggregate Other
- Land Formation: Flat Rolling Hills Marsh Swamp Inundated Tidal Flow
- Existing Land Use: Undeveloped Residential Commercial Industrial Other
- Proposed Land Use: Undeveloped Residential Commercial Industrial Other
- Surrounding Land Use: Undeveloped Residential Commercial Industrial Other
- Does the subdivision conform to the major street plan? Yes No
- What will the noise level of the working development be? Very Noisy Average Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? Yes No
- If yes, what are the hazardous materials? _____
- Does the subdivision front on any waterways? Yes No
- If yes, what major streams or waterways? TIMBER BRANCH

2021-2274-ZC

- Does the subdivision front on any major arterial streets? Yes No

If yes, which major arterial streets? BOOT LUGGED RD. (LA. Hwy 1085)

- Will any smoke, dust or fumes be emitted as a result of operational construction? Yes No

If yes, please explain? _____

- Is the subdivision subject to inundation? Frequently Infrequently None at all

- Will canals or waterways be constructed in conjunction with this subdivision? Yes No

(Does the proposed subdivision development...)

- a.) have or had any landfill(s) located on the property? Yes No
- b.) disrupt, alter or destroy any historical or archeological sites or district? Yes No
- c.) have a substantial impact on natural, ecological recreation, or scenic resources? Yes No
- d.) displace a substantial number of people? Yes No
- e.) conform with the environmental plans and goals that have been adopted by the parish? Yes No
- f.) cause an unwarranted increase in traffic congestion within or near the subdivision? Yes No
- g.) have substantial esthetic or adverse visual impact within or near the subdivision? Yes No

h.) breach any Federal, State or Local standards relative to:

- air Quality Yes No
- noise Yes No
- water Quality Yes No
- contamination of any public or private water supply Yes No
- ground water levels Yes No
- flooding/inundation Yes No
- erosion Yes No
- sedimentation Yes No
- rare and/or endangered species of animal or plant habitat Yes No
- interfering with any movement of resident or migratory fish or wildlife species Yes No
- inducing substantial concentration of population Yes No
- dredging and spoil placement Yes No

I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.



ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

2-11-21

DATE

May 11, 2021

RE: PUD Overlay Permitted Uses on Commercial Parcels

Permitted Uses:

1. Mid-rise office and multi-family residential buildings.
2. Hotels, Motels and Convention Centers.
3. College, Universities, and Research Centers.
4. Public Utility Facilities.
5. Parking lots and decks.
6. Freestanding Restaurants (no drive through service permitted)
7. Mixed use centers, including residential, restaurants and retail uses
8. Assisted Living, Senior Care Living

Minimum Area Regulations:

1. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 130-1976 in the St. Tammany Parish Unified Development Code “Street Planting Areas” of these regulations.
2. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 130-1976 St. Tammany Parish Unified Development Code “Side and Rear Buffer Planting Area Requirements” of these regulations.

Maximum Lot Coverage:

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed (50) percent of the total area of the lot.

Height Regulations:

No building or dwelling for residential or business purposes shall exceed seventy-five (75) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which ever is higher.

Design criteria:

1. *Landscaping.* All landscaping shall be in compliance with the provisions of article VI, division 2, of this chapter.
2. *Signage.* All signage shall be in compliance with article VI, division 3, of this chapter
3. *Lighting.* All site lighting shall be in compliance with article VI, division 4, of this chapter.
4. *Parking/loading.* All parking and loading will be in compliance with article VI, division 8, of this chapter. Parking Landscaping shall be in compliance with Sec. 130-1979.
5. *Land Clearing.* All Oak trees that do not fall within the buffers shall be cut without any mitigation.

Parish Requirements:

1. Where the regulations in this document remain silent, the St. Tammany Unified Development Code shall govern.

ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2274-ZC
Posted: October 8, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed – May 4, 2021
Prior Determination: Postponed – June 1, 2021
Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)
Determination: Denied

GENERAL INFORMATION

PETITIONER: All State Financial Company

OWNER: All State Financial Company

REQUESTED CHANGE: From PBC-1 Planned Business Campus and A-4 Single-Family Residential District to PBC-1 Planned Business Campus, A-4 Single-Family Residential District, and PUD Planned Unit Development District

LOCATION: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

SIZE: 160.44 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

	Type	Road Surface	Condition
Highway 1085:	Parish	2 Lane Asphalt	Good
Bricker Road:	Parish	1 Lane Asphalt	Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped, Residential, Commercial and Civic	Terra Bella PUD Planned Unit Development Overlay and E-4 Estate District
South	Undeveloped, Residential, and Civic	PF-1 Public Facilities District, PF-2 Public Facilities District, and NC-4 Neighborhood Institutional District
East	Undeveloped and Residential	A-1 Suburban District and A-3 Suburban District
West	Undeveloped, Commercial, and Residential	NC-4 Neighborhood Institutional District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Mixed Use – Other – Conservation – These planned districts would include mixed uses – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS/SUBDIVISION INFORMATION:

The petitioner is requesting to add the Planned Unit Development Overlay (PUD) to the 160.44-acre subject property. The subdivision is proposed to be developed with 415 lots with an average residential lot size of 60' x 120', or .165 acres.

ACCESS:

The site is proposed to have east-west-through-access from Bootlegger Road and Bricker Road. The western access along Bootlegger Road is proposed to be a boulevard type entrance with a total width of 80 ft. The eastern entrance along Bricker Road will be a two-lane street with a total width of 80 ft. The typical street section throughout the proposed subdivision provides a 50 ft. right-of-way with two 10-ft. roads. It is proposed that St. Tammany Parish will own and maintain all street right-of-ways shown within the proposed PUD.

TABLE 1: GENERAL INFORMATION	
Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Setbacks & Maximum height	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Water and sewer services provided offsite by Utilities Inc. of Louisiana
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY

Per the UDC, Section 130-1674(4), the net density shall be provided, based upon the underlying zoning classification, utilizing the formula (Total Area x .75 = _____ X maximum net density = _____ lots (units)), or the number of lots/units may be established by a yield plan.

The applicant has submitted concurrent applications to rezone 64.31 acres of the 160.44-acre site to establish the underlying density of the proposed subdivision (see Table #2). Currently, 96.13 acres of the subject site is zoned A-4 Single-Family Residential District, which the applicant proposes to remain.

TABLE # 2: CONCURRENT ZONING APPLICATIONS			
Case Number	Acreage	Existing Zoning	Proposed Zoning
—2021-2268-ZC	18.66 acres	PF-2 Public Facilities District NC-4 Neighborhood Institutional District	A-4 Single-Family Residential District
2021-2270-ZC	14.87 acres	A-6 Multiple Family Residential District	PBC-1 Planned Business Campus
2021-2273-ZC	30.78 acres	A-2 Suburban District	A-4 Single-Family Residential District

If approved, the total 160.44-acre site will be comprised of 145.57 acres of property zoned A-4 Single-Family Residential District and 14.87 acres of property zoned PBC-1 Planned Business Campus. This will allow for a total allowable net density of 436 single-family dwellings where the property is zoned A-4 and a total gross maximum building size of 728,704 sq. ft. with a maximum height of 75 feet where the property is zoned PBC-1 (see Table # 3).

TABLE # 3: DENSITY				
Zoning	Acreage	Max Density	Max Floor Area Ratio	Max Lot Coverage
A-4 Single-Family Residential	145.57	4 units per acre (436 single-family units)	N/A	Shall not exceed 50% of the total area of the lot
PBC-1 Planned Business Campus	14.87	N/A	728,704 sq. ft. of all principal and accessory buildings	Shall not exceed 50% of the total area of the lot

GREENSPACE

Per the UDC, Section 130-1674(a)(8), a minimum of 25% of open space is required for all PUD subdivisions. The petitioned PUD consists of 160.44 acres, requiring 40.11 acres of open space. The proposed PUD plan provides a total of 47.96 acres of greenspace, including the site's buffers (see Table # 4).

TABLE # 4: GREENSPACE			
Amenity Type	Amenity	Acreage	% of Greenspace
Active	Playground and Athletic Fields	2.85 acres	6%
	Nature Trail and Water Access	10.66 acres	22%
Passive	Neighborhood Parks	2.04 acres	5%
	Dry Park	16.96 acres	35%
	Linear Tree Buffers	15.45 acres	32%
Total Acreage:		47.96 acres	100%

Comments:

- a. A complete Recreational Development Plan shall be submitted depicting the proposed amenities, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas.

Sec. 130-1672 - Purpose

1. *Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.*
 - The applicant has provided wetland limits that include an approximation of 65 acres which accounts for a total of 41% of the PUD. If wetlands are to be developed, they should be done in a way that is in accordance with an environmentally friendly design including limiting land disturbance, protection of natural areas and habitats, and innovative and effective storm water management.
2. *Diversification and variation in the relationship of residential uses, open space and the setbacks and height of structures in developments intended as cohesive, unified projects.*
 - The proposed PUD plan is providing 335 standard lots which are dimensioned at 60 ft. x 120 ft. and 80 garden home lots which are dimensioned at 50 ft. x 100 ft. – 120 ft. As submitted, there is no diversification of single-family housing types. The 14.87 acre “Planned Business Use Area” provides a mix of uses.
 - The developer should consider alternative construction types of home sites. This could provide a variation in residential development as well as minimize conflict with existing wetlands on site.
3. *Functional and beneficial uses of open space areas.*
 - The proposed PUD plan has allocated 10.66 acres of undeveloped greenspace to act as water access to Timber Branch. This access has no formal entry point and residents looking to use this recreational area will need to first traverse the 16.96-acre dry detention storage area. Staff recommends establishing a formal entry point for residents to actively use the space as well as the creation of a potential permeable parking area.
 - The active recreational space that is proposed along the south side of the property includes nature trails. These trails appear to run in an east-west manner, in-between the dry stormwater area and the area dedicated to water access for the residents. These trails do not connect to the servitude which acts as the only formal access to these greenspaces and abruptly end at the edge of the site plan. The petitioners should reorient these walking paths to be inclusive of the entire useable portions of the greenspace as well as to provide access from the residential areas to Timber Branch.
 - The applicant has provided several landscaped buffers around the perimeter of the property which should help to mitigate noise, help to create a visual screen against adjacent property, and provide additional filtration for runoff.
4. *Preservation of natural features of a development site.*
 - The subject site is comprised of 41% of existing wetlands which serve an important function in flood mitigation. Removal of tree canopy and roots disturb the natural storage capacity of rainfall. Developing these wetlands may significantly increase runoff therefore exacerbating flooding and adversely impacting neighboring properties.
 - The natural greenspace areas located along the southern perimeter of the proposed PUD should be placed into a conservation easement. This easement would permanently limit the use of the land and ensure the public benefit of open space is maintained.
5. *Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.*
 - The proposed PUD plan should provide a formal access and extend the walking trail from the residential area to the greenspace which is provided along the south side of the plan. This addition will help to create a unified building and site development program.
 - The applicant must provide a complete Recreational Development Plan at the Tentative or Preliminary phase.

6. *Rational and economically sound development in relation to public services.*

- The applicant has stated that the proposed 415 single-family home sites will be serviced by central sewer and water. Utilities Inc. of Louisiana has stated that capacity for this development is sufficient and the developer will simply be required to extend the existing water and sewer force main to the subject development site.

7. *Efficient and effective traffic circulation, both within and adjacent to the development site.*

- The proposed traffic circulation consists of one collector type road known as Armstrong Parkway which will service 263 home sites along the north side of the development and 152 home sites along the south side of the development. The road is bordered on either side with a 50 ft. buffer which will help to alleviate noise and increase safety to the abutting homesites. Staff recommends the applicant mimic the boulevard type entryway which is shown at the intersection of Bootlegger Road and Armstrong Parkway along the intersection of Bricker Road and Armstrong Parkway.
- The current configuration shows the proposed commercial area having access along Armstrong Parkway, which is the main roadway which provides access for the 415 proposed residential dwellings. As the permitted uses for the commercial area appear to provide uses consistent with large-scale office development, the applicant should increase the buffer in-between the commercially zoned portion of the PUD and the residential uses. Staff recommends the applicant ensure additional stress on current traffic situations are mitigated.
- Based on data sets provided by the Trip Generation Manual, 10th Edition Supplement, it appears that the proposed density of the single-family homesites as well as the allowable multifamily housing use which could be located on the PBC-1 portion of the development could generate approximately 5,000 new vehicle trips a day within the area.

8. *Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.*

- The PUD plan is proposing to allocate 14.87 acres towards commercial and office uses. This request will allow for a diversification of uses within the development site. Staff has determined, however that the allowable site and structure provisions, including the floor area ratio and height regulations within the PBC-1 Planned Business Campus is not compatible with the surrounding residential uses along the northern side of Bricker Road.

COMPREHENSIVE PLAN ANALYSIS

The 2025 Future Land Use Plan designates the site to be developed as a Planned District which includes a mix of uses at varying densities and conservation areas. Staff recommends the applicant ensure the large tract of undeveloped greenspace along the southern border of the proposed PUD be placed into a conservation easement. This will limit the land from future development and ensure the public benefit of greenspace is maintained. Staff also recommends the applicant ensure that all greenspace is accessible and well connected to ensure functional use of open space.

SUMMARY

Per Sec. 130-1674(c), the Zoning Commission shall hold a formal public hearing on the zoning overlay request. The Zoning Commission reserves the right to add stipulations and conditions to its approval and shall determine if the applicant has met all or part of the PUD parameters.

Staff has noted several examples which could create problematic features upon reviewing the PUD Plan. Examples of these potential issues include the following:

1. Staff has concerns with the percentage of wetlands that exist within the subject property. Staff recommends the applicant work with their engineering team to ensure that if the wetlands are programed to be developed, they are done so in an environmentally friendly design including limiting land disturbance, protection of natural areas and habitats, and innovative and effective stormwater management.

A Hydrologic Analysis, dated October 7, 2021, was submitted for this development by Kelly McHugh and Associates. The study has been reviewed by STP staff and appears to conform to STP Hydrologic Analysis and Fill Ordinances. The Hydrologic Analysis reports that the pre-development drainage flows mostly from the north along Bricker Road to the south to Timber Branch. The post-development condition is modeled to follow the same drainage pattern with a detention pond constructed north of Timber Branch and south of the proposed development. The Hydrologic Analysis demonstrates sufficient detention pond storage for the proposed impervious area. The proposed development is shown not adding fill material below the 15' contour, and creating additional flood plain storage volume between 13' and 15' by excavating a large portion of the existing natural ground between the elevation of 13' and 15'. The post-development condition includes a 100' undisturbed buffer between Timber Branch and the proposed detention pond. The approval of this Hydrological Analysis is conceptual at this time as no construction plans or detailed documentation has been provided; therefore, the Hydrological Analysis will be reviewed for conformance to the construction plans at Preliminary Approval where additional comments regarding the Hydrological Analysis may arise.

*Updated by the Department of Engineering 10/18/2021

- ~~2. Staff has concerns with the water levels along the north-south portion of Bricker Road during storm events, where it intersects with the proposed Armstrong Parkway. Staff recommends the applicant work with their engineer to construct a bridge along this portion of Bricker Road to ensure the safety and feasibility of new traffic to the area.~~

The developer and his engineer agree that the low portion of Bricker Road where Timber Branch crosses it needs to be evaluated and improved as part of this project. The evaluation of this crossing will require additional modeling to accurately determine the correct improvements and elevations for the roadway and crossing in this location. This will be required as part of the developer's submittal for Preliminary Subdivision Approval.

**Updated by the Department of Engineering 10/18/2021*

3. Staff is concerned with the increase in density that the requested zoning classifications would allow. The property is developable with the existing zoning classifications and a lesser allowable density.
4. Based on data sets provided by the Trip Generation Manual, 10th Edition Supplement, it appears that the proposed density of this development will generate over 5,000 new vehicle trips a day to the area.

A revised T.I.A. was submitted for this development by Kelly McHugh and Associates on 9/9/2021. The study has been reviewed by STP staff and appears to conform to STP Traffic Study Ordinances. STP has submitted the study to LADOTD in order for them to review the LA 21 @ Bootlegger Road intersection. LADOTD concurrence is needed regarding the "future" delays and queueing at this intersection before official approval of this T.I.A. can be granted. See the attached document containing the associated level of service tables for the proposed development.

**Updated by the Department of Engineering 10/18/2021*

5. The PUD plan provides little to no housing type diversification offering only 50'x100' and 60'x120' lot types.